

Minutes of Old Oaks Homeowner's Association Annual Meeting: April 14, 2016

The annual meeting of the Old Oaks Condominium Owners Association was held at Century 21 Beal Inc.- Training Room, 404D University Dr., College Station, TX. The meeting was called to order by Matt Solom at 6:45 p.m. The following were those present for the meeting or signed a proxy with a total of 17 units represented:

Present for the Meeting (15)

#01 Mary Bock
#03 Helen Menn
#05 Daniel Mowery
#07 Matt Solom (President)
#11 Melba Ripple
#12 Mike Lindo
#13 James Johnson/Taylor Tumlinson
#14 Jeanne Mitchell
#19 Helen Schifflerhauer
#20 Karen Quattlebaum (Vice President)
#25 Charles Haddick
#26 Jim Scherff
#27 Debbie Fiske
#28 Anna Sprouse (Secretary)
#32 Royce Watson

Proxy (2)

#15 Dale Jennings
#24 Yvaun Olsen

President's Report:

Matt greeted our owners who took time to attend the annual meeting and because of them, we had a quorum and an Official Annual Meeting was held. Terry Thigpin and Bob Walker were present as representatives for Century 21. Anna read the minutes from the February 11, 2015 Annual Meeting and were accepted. All owners who attended received an overview of the monthly expenses for our complex.

Financial Report:

Terry Thigpin reviewed and discussed the financials for 2015. As of March 31, 2016, the Reserve Account has a balance of \$27,271.15 and the Operating Account has a balance of \$6,643.95. The Proposed Budget for 2016 was reviewed and approved by the Board.

New Business:

- A. Residents suggested, for emergency purposes, to obtain a sign with marked unit numbers at the entrance with noted direction points, in order for emergency personnel to efficiently locate a unit.
- B. Century 21 received a couple of bids for Hardi-Plank siding using Tyvek wrapping for 28 units. Estimated cost for siding is around \$270,000 plus remaining roofs to be replaced is about \$42,600. A motion was made to move forward with gathering loan information to present before the Board for residing the complex. Motion was passed.

- C. Erosion is a concern due to creek overflow as well as Oakwood drainage by the complex, which has caused a sink hole behind units 1 – 3. Additional expense down the road for repair.
- D. There will be an increase in dues for this year.
- E. Debbie Fiske was nominated to join the Board but declined the nomination; therefore, a vote was not taken.
- F. Mike Lindo was nominated to join the Board as Secretary to replace Anna Sprouse. A vote was taken and nominee was approved.

Meeting Adjourned: 8:11 p.m.

Minutes prepared by Anna Sprouse

OLD OAKS CONDOMINIUM OWNERS ASSOCIATION
Special Board Meeting – Meet the Contractors
August 17, 2016

The meeting was held at BVP Management/Century 21 office, 903S. Texas Ave., College Station, TX. The purpose of this meeting is to meet the 2 Contractors OOCOA is considering to do the re-roofing & re-siding of the complex. In attendance were Matt Solom, Karen Quattlebaum, Elizabeth Grieg, Bob Walker and Terry Thigpin. Absent was member Mike Lindo.

Super Siding

Roofing & Siding Total Bid - \$261,800.

Ken & Chris Tola (Ben – Chris' son in charge of cleanup)
North Richland Hills, Texas

1. Ranked #1 by James Hardie (2nd certified in Texas – other one not certified anymore)
2. Guys have been with them over 20 years – Jose is foreman
3. Has truck/trailers needed for job – no bothering of residents
4. Put tarps down – covers everything
5. Have electricians & plumbers on site if pipe/wire hit – fix it & go on. NO add'l cost
6. One month to complete project (siding & roofing) barring any weather complications
7. 2 million in insurance coverage with Allstate (liability & worker's comp)
8. NO change orders – they run across a problem – fix it & move on (rotted base plate, etc)
9. Use OSB behind Hardie Plank
10. Dust will be kept to a minimum
11. New windows optional at each owner's discretion/but extra cost
12. Storm doors/solar screens will be removed & put back during process
13. Sealed at all joints, 90 degree corners, joints, etc
14. If excess roofing deck needed (if rotted) might be a small additional cost.
15. Does not recommend pre-painted siding
16. Doors will be painted
17. Screw shank galvanized nails
18. Lifetime Behr paint with primer included (satin finish)
19. Only Elite contractor on Home Advisor.com
20. Never come back & ask for more \$\$ (rodents, rotten seal plate – they take care of it)
21. NOTHING is thrown on grown – they put in trailers & take it to the dump
22. Lifetime warranty on work
23. Drip guard/new fascia
24. Perforated soffits – screen behind it – better ventilation
25. Spray foam cracks & crevices
26. Metal flashing above windows – HP sits in that
27. No problem with permits
28. Treat for termites/carpenter ants – not additional
29. More than 10 sheets for roof deck – take pics & send to insurance for claim
30. Gutters can be installed (extra \$\$)
31. Will re-support 2 story front awings (no extra \$\$)
32. Suggest to put new shingles on 21-28
33. Need 3-4 weeks lead time to get materials
34. When they meet us on site – will bring foreman to walk complex

The House Dr

Tim Burns & James (Tim – roofing, James – siding)
Hearne, Texas

roofing & siding total bid \$255,000

1. Their main concern is old windows – they need to be replaced - recommend replacing single paned ones
2. Time frame 6-8 weeks
3. Need parking lot space for trailer AND materials (need dumpster on site & a pod for materials – semi truck)
4. Need an allowance for rot – not included in bid
5. OSB will go under siding
6. Will match new building
7. Recommend replacing shingles on newer roofs to match
8. Insulation extra – not included in bid. Will notify us so owners could know about cost
9. Need to notify residents when working on building b/c of noise & motion
10. Loud & dusty – but can spray down to keep down
11. Have insurance (\$1 million?)
12. Bad base plate – will be extra cost as extra roofing decking (\$35/sheet for removing & replacing)
13. They will clean up – but it is going to be noisy
14. New drip edge
15. Has a paint additive to help with UV rays (???)
16. Need to send letter to owners re: new windows so they can be replaced when siding is redone
17. Siding first, roofs last
18. Whatever we want to do RE: paint
19. Have a process – siding off, new osb, house wrap, new siding, roof, paint
20. If approved, they'll come to the complex & remove some of the siding to look at sill plate to see if materials need to be bought

Board Discussion

\$6,000 difference in bid total between Super Siding & House Dr. However, Super Siding's bid will not increase with bad base plates, pipes hit, etc. Insulation is included in Super Siding's bid – not in House Dr's. Super Siding is self-contained, have their own trucks to bring materials in – just need space in parking lot. Super Siding has more insurance coverage. House Dr will need more space than Super Siding. Super Siding doesn't cut corners because they don't have to. Big business to cover everything. No change orders – they just do it & move on. Difference is in the roofing bids. EVERYTHING additional with House Dr – there is always something with House Dr. Constant questions. Super Siding – the number is the total – period.

We will raise dues \$60 over 2 years to be able to pay for loan. Add \$5,000 to loan for unexpected costs. Move \$5000 from operating account to sinking fund. We have the 10% down. A \$60 increase over 2 years would make the dues \$205/month. \$135/month to 'turn the lights on' at the complex. 15 year loan term, pay it off in 10 years. Pre-painted siding not good per Super Siding. Monthly payment \$2132 - \$66.63/per unit. Get 6 months grace period prior to loan payments having to start.

The Board unanimously selects: **Super Siding**

We will now schedule a meeting for Super Siding to come down to talk to the owners & walk the complex